

**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF SAN FERNANDO OVERSIGHT BOARD**

**CITY OF SAN FERNANDO
CITY COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340**

Thursday, June 12, 2014

10:00 AM

AUDIO LINK FOR THE ENTIRE MEETING (14-2783)

Attachments: [AUDIO](#)

I. CALL TO ORDER

Chair Frank called the meeting to order at 10:05 a.m.

II. ROLL CALL

Tanya Ruiz, Administrative Staff, called the roll.

Present: Board Members William Bass, Sonia Gomez-Garcia, Robert Moran, Monte Perez, Vice Chair Frederico Ramirez and Chair Judith Frank

Absent: Board Member Jerry Ramirez

III. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the minutes of February 13, 2014. (14-2670)

On motion of Board Member Bass, seconded by Vice Chair Ramirez, duly carried by the following vote, the Oversight Board approved the February 13, 2014 minutes:

Ayes: 5 - Board Members Bass, Gomez-Garcia, Moran, Board Member Perez and Vice Chair Ramirez

Abstentions: 1 - Chair Frank

Absent: 1 - Board Member Ramirez

Attachments: [February 13, 2014 Minutes](#)

2. Recommendation: Approve the special minutes of March 19, 2014. (14-2671)

On motion of Vice Chair Ramirez, seconded by Board Member Bass, duly carried by the following vote, the Oversight Board approved the special minutes of March 19, 2014.

Ayes: 6 - Board Members Bass, Gomez-Garcia, Moran, Perez, Vice Chair Ramirez and Chair Frank

Absent: 1 - Board Member Ramirez

Attachments: [March 19, 2014 Special minutes](#)

IV. RECOMMENDATIONS

3. Recommendation: Consideration to adopt Resolution No. 19 (Attachment "A"), approving the Successor Agency's Amended Long Range Property Management Plan (LRPMP) prepared pursuant to California Health and Safety Code Section 34191.5. (14-2672)

Brian Saeki, Executive Director/City Manager, provided a Staff Report and detailed background information pertaining to the revised Long Range Property Management Plan (LRPMP). Mr. Saeki explained that on March 25, 2014, the Successor Agency submitted the Oversight Board approved LRPMP to the Department of Finance (DOF) and noted that on April 23, 2014, the DOF issued their preliminary determination denying the LRPMP.

Mr. Saeki informed that there were several changes required by the DOF and referred to pages two (2) and three (3) on the Staff Report, Item No. 10 a through e. He noted that on April 30, 2014, the Successor Agency staff conducted a "Meet and Confer" with the DOF to discuss the items in question, and on May 8, 2014, the DOF notified the Successor Agency of the following determinations:

- **The DOF determined that there were sufficient documented records to allow the Successor Agency to retain Property Nos. 2 and 3 for "Governmental Use" referred to as Parking Lots 11 and 12, respectively, and allowed Property Nos. 4 through 8 be "Retained for Future Development."**
- **The DOF clarified that the City is not required to enter into Compensation Agreements with other taxing entities prior to the transfer of property, and also highlighted that transfers can occur at any time once the LRPMP is approved by the DOF.**

DOF requested that the LRPMP be amended to include specific language noting the clarification of the Compensation Agreement requirements.

- **The DOF requested the Successor Agency to re-submit the amended LRPMP to the Oversight Board for final review and approval prior to submitting to the DOF.**

Mr. Saeki discussed and provided a review of the following changes made to the LRPMP, noting that all language additions are underlined and highlighted in Red:

- **The word "Amended" and "June 2014" was added to every page**
- **Background history and specific language regarding the DOF's clarification of the "Compensation Agreements and Properties to Be Retained for Future Development" was included under the Introduction the LRPMP Requirements, listed on page I-1 and I-2 of the LRPMP.**
- **Specific language was included on the various pages referencing its specific parking lot site and/or site: "Transfer to City - Upon approval of the LRPMP, the Successor Agency will transfer the City Parking Lot No. "x" site to the City. As described in Section I Subsection A, the City of San Fernando intends to enter into an agreement or agreements with the affected taxing entities prior to the City's disposition of the property." (Parking Lot No. 3 - Page II-13; Parking Lot No. 5 - Page II-17; Parking Lot No. 8 - Page II-21; Parking Lot No. 10 - Page II-25; 1320 San Fernando Road Site - Page 11-29).**
- **Correction of Los Angeles County Assessor Parcel Number (APN) No: 2522-004-904, for Property No. 6 also referred to Parking Lot No. 8. Mr. Saeki also referred to the LRPMP Inventory Data Sheet distributed to the Oversight Board and noted the corrected APN highlighted in yellow.**

Board Member Moran requested clarification on the discussion from the last meeting regarding the parking covenants that are tied to the parking lots. A discussion ensued amongst the Board Members and Vice Chair Ramirez explained that a majority of the parking lots fall under the Parking Assessment District that has an Ordinance and various requirements, and noted that the parking spots must be retained in perpetuity for businesses.

Board Member Moran inquired as to what would happen to the parking spots should a new development occur. Vice Chair Ramirez indicated that the Ordinance would need to be amended should any changes affect

the current parking lots; however, he added that should a new development arise, the same exact number of parking spots must remain with the current business owners.

Chair Frank questioned whether the current businesses are required to pay an assessment fee. Board Member Gomez-Garcia informed that there is a fee included with the Business License Tax Renewal fee and amount can vary based on the business type and location.

A discussion ensued amongst the Oversight Board and Vice Chair Ramirez provided clarification regarding entering into Compensation Agreements with the other Taxing Entities and noted that the DOF was not specific on the language that was required to be included in the LRPMP which refers to the City's intent on entering into a Compensation Agreement.

Board Member Moran questioned whether the properties to be transferred to the City would come back to the Oversight Board for approval once the LRPMP is approved. Vice Chair Ramirez indicated that he believes that Oversight Board approval will no longer be needed; however, he assured that he would confirm and the Oversight Board would be notified.

On motion of Vice Chair Ramirez, seconded by Board Member Gomez-Garcia, duly carried by the following vote, the Oversight Board adopted Resolution No. 19, a Resolution of the Oversight Board of the Successor Agency to the San Fernando Redevelopment Agency approving the Successor Agency's amended Long Range Property Management Plan pursuant to Health and Safety Code Section 34191.5:

Ayes: 6 - Board Members Bass, Gomez-Garcia, Moran, Perez, Vice Chair Ramirez and Chair Frank

Absent: 1 - Board Member Ramirez

Attachments: [Staff Report, Amended LRPMP, and Resolution](#)

V. STAFF COMMUNICATIONS

This time is set aside for Successor Agency staff to update the Board on important items initiated by staff or previously requested by the Oversight Board.

There were none.

VI. MISCELLANEOUS

4. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (14-2673)

Brian Saeki, Executive Director/City Manager, provided an update on the City of San Fernando, et al., v. Wendy Watanabe of the Los Angeles County Auditor-Controller regarding the tentative ruling of the Petition for Writ of Mandate on the City of San Fernando's obligations to the California Public Employees' Retirement System. Mr. Saeki explained that the ruling for the City regarding the property tax was tentatively granted and ruled justifiable, though he noted there are still further briefings to occur between the City of San Fernando and the State. He added that though the ruling is not final, it is good news for the City of San Fernando.

Chair Frank inquired as to when staff expect the case to be finalized. Mr. Saeki indicated that the Successor Agency is hopeful to receive a final determination sometime in July or August 2014.

5. Public Comment (14-2674)

There were none.

6. Adjournment. (14-2675)

The meeting adjourned at 10:33 a.m.